

**CITY OF CHULA VISTA
MINUTES
MOBILEHOME RENT REVIEW COMMISSION (SPECIAL MEETING)**

Thursday, August 21, 2008
6:00 P.M.

CITY HALL BY CITY CLERK'S OFFICE
CONFERENCE ROOM #C103

CALL TO ORDER/ROLL CALL – 6:00 P.M.

PRESENT: Thomas Teagle, Cesar Padilla, Joanne D. Clayton, Sam Longanecker, Pat LaPierre

ABSENT: Steve Epsten (excused)
Brett Davis (excused)

STAFF: Mandy Mills, Redevelopment & Housing Manager
Stacey Kurz, Senior Project Coordinator
Jose Dorado, Project Coordinator II
Joan Schmidt, Code Enforcement Officer II
Doug Leeper, Code Enforcement Manager

1. APPROVAL OF MINUTES

August 16, 2007

Chair Teagle indicated that there was a discrepancy in the dates of the meeting, and that August the minutes should be adjusted to indicate the 16th instead of the 18th. Member Longacker asked that the spelling of his name be corrected under Item #3. *Member Clayton made a motion to approve the minutes with noted changes. Vice Chair Padilla seconds the motion. All members agreed unanimously to approve the motion, with abstention from member Longanecker.*

April 28, 2008

Vice Chair Padilla made a motion to approve the minutes as written. Member Clayton seconds the motion. All members agreed unanimously to approve the motion, with abstention from member Longanecker.

2. ELECTION OF NEW CHAIR AND VICE CHAIR FOR FISCAL YEAR 2008/2009

Member Padilla made a motion to nominate Chair Teagle as Chair for Fiscal Year 2008/2009. Member Clayton seconds the motion. All members agreed unanimously to approve the motion.

Member Clayton made a motion to nominate Vice Chair Padilla as Vice Chair for Fiscal Year 2008/2009. Member Longanecker seconds the motion. All members agreed unanimously to approve the motion.

3. UPDATE ON TITLE 25 INSPECTION AND COMMUNITY HOUSING IMPROVEMENT PROGRAM (“CHIP”) PROGRAMS AND ROUNDTABLE DISCUSSION REGARDING POTENTIAL MOBILEHOME REPLACEMENT PROGRAM

Title 25

Staff Kurz introduced code enforcement staff to update the Commission on Title 25 inspections. Staff Leeper introduced Joan Schmidt, indicating that due to staffing changes in 2007, Ms. Schmidt has taken over the Title 25 mobilehome inspection program. Staff Schmidt indicated that there was a larger backlog of open cases, approximately 600 spaces, than she initially thought when she started the program and provided a handout of the parks inspected to date, see Attachment 1.

Staff Schmidt indicated that she has “closed out”; meaning successfully rectified pending health and safety issues, at all but two parks, as described below:

- Fogerty Brothers – currently upgrading electrical system.

Mobilehome Rent Review Commission

Minutes

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- Brentwood Mobilehome Park – outstanding legal issues with previous owner. New park owner has been addressing park wide issues. Seventeen lots still outstanding, expect to close within a month.

Chair Teagle added that the group had toured Brentwood since the new ownership has taken over and saw dramatic improvements. Staff Schmidt agreed that they are working on the electrical system, have installed new lighting, and have installed fire hydrants within the park, that helped contain a recent fire to a single unit. Member LaPierre further added that they moved from central dumpster trash pick-up to individual pick-up which dramatically helps. He further indicated that he has heard some resident confusion over some of the changes, however thinks these will subside over time.

CHIP

Staff Kurz provided an update on the program since January 2008, see Attachment 2. She indicated that from January 2005 until December 2007 the program had issued 23 grants & 17 loans, assisting 35 mobilehome households. Over the past two years the city has retained a consultant to administer the program, whom has successfully closed several files and stabilized the program.

Mobilehome Replacement Program

Staff Kurz indicated that based on an increasing number of CHIP cases where the needed health and safety repairs exceed the CHIP program loan limits and an aging mobilehome housing stock, staff is researching a potential replacement program. She indicated that staff is at the beginning stages of identifying feasibility and possible program parameters. Staff Schmidt described a potential option to purchase “park models” which are typically 12’ x 12’ or 12’ x 30’ or 35’ and typically cost \$20,000 for a base model.

Member LaPierre indicated that he has seen advertisements from mobilehome dealers for single-wide manufactured homes for \$18 - 19,000. They are typically 12’ x 50’ or 55’.

Staff Kurz then facilitated a discussion with commissioners regarding some of the outstanding issues that staff has been trying to answer and research. The discussion was facilitated under various categories and commissioner comments have been summarized below:

Park Acceptance, Rent Control and City Investment -

Comments:

- What is the long-term vision of the City? Concern that if the City does not envision mobile home parks as a viable future use, this program may not be valid. However, if the City considers mobile home use as a viable use, then this program would be a “win-win” for all parties, tenants, city and park owners.
- Staff Kurz indicated that the adopted General Plan identified five parks currently zoned MHP for higher residential or mixed-use uses. However the Urban Core Specific Plan excluded these parks from rezone when adopted. In addition, there are a number of trailer parks along Broadway that have been zoned for using other than a mobilehome or trailer park use and continue to operate under a Conditional Use Permit. All parks can continue to operate under their current uses indefinitely, but any park owner can apply for closure of a park and rezone regardless, it is up to the property owner and/or park operator to initiate this process.
- Commissioners did not think park owners would have issue accepting newer units into the park.
- The unit should remain subject to rent control under CVMC 9.50. Commissioners did not think park owners would want to enter into long-term leases.
- If a park was to close, the unit and household would be treated equally under CVMC 9.40.

Program Terms - Who should retain ownership of unit and what should loan terms be?

Comments:

- City should consider having a third party participate, potentially a non-profit that may have access to additional financial resources. This would allow the City to remain as a lien holder and stay removed from everyday maintenance and loan terms.
- Consensus that the program should be a forgivable loan consistent with the “shelf-life” of the unit.

Program Costs - What are the costs to run the program? Unit, demolition of existing unit, moving expenses, interim housing, permits. Could run around \$30,000.

Comments:

- Commissioners believed these costs would be recouped within 10+ years due to market increases. However, given the current recession, market concerns exist. Commissioners additionally thought a new unit would have little difficulty selling if a transfer needed to occur. A large part of the current problem is that people cannot retain loans due to the age of units in parks.

Eligibility- Should the program be open to CHIP applicants only?

Comments:

- This program sounds more complicated than CHIP.
- Residency of at least 1 year.

Ongoing Maintenance – Who should be responsible for monitoring upkeep?

Comments:

- Most Housing programs have maximum income limits, either 50% or 80% of Area Median Income. But should this program have income minimums?
 - Debt/Income Ratios
 - Support maintenance
 - Consensus to use existing standards, maybe FHA on lower level.
- If a third party non-profit was used they could monitor and inspect periodically.
- Include loan terms for maintenance and insurance requirements.
- May also be concerned with physical ability to maintain units.

4. STAFF REPORTS

Informational Item – SB 343 Ralph M. Brown Act Amendment was provided by email as an information item. No staff reports.

5. MEMBER’S COMMENTS

Several members indicated they were not available for the next regularly scheduled meeting of October 16, 2008. Staff Kurz indicated that she would follow up by email with the Commission to re-schedule the meeting.

Chair Teagle wanted to stress the importance of having materials bilingually for the CHIP program in order to allow equal opportunity for Spanish speaking residents to participate. Staff Mills indicated that we provide the application and marketing information, however all legal documents, including promissory notes and acknowledgments are not translated. Member Clayton indicated that her office has a form that any body providing translation services must sign indicating that they have translated for the client.

Member Padilla asked if we market the CHIP program. Staff Kurz indicated that we do provide materials at any outreach event the Department attends, however the good percentage of applicants come from the Title 25 inspections and “word-of-mouth”. She further indicated that the program is funded to assist approximately 20 households each year and we are on target to surpass that this year.

6. ORAL COMMUNICATIONS

No oral communications.

7. ADJOURNMENT – Meeting was adjourned at 7:30 p.m.

Recorder, Stacey Kurz

Attachments:

1. Title 25 Inspections
2. CHIP Update

Title 25 Inspection Program Schedule

06/01/2004

Year	Name	No. of Spaces	Zoning	Insp Status
spaces	2004 Chula Vista Mobile Home Park	166	MHP	Completed
	Rancho Bonita	90	MHP	Completed
	Georgianna MHP	44	R3 SW	Completed
	327 Farm House Trailer Park	27	ILP	Completed
spaces	2005 Granada Mobile Estates	198	MHP/ILP	Completed
	Fogerty Brothers	48	CCP; TC II	Open
	Bayscene MHP	126	MHP	Completed
	472 Hacienda Mobile Estates	100	MHP	Completed
spaces	2006 Brentwood MHP	253	MHP	Open
	Jade Bay Mobile Lodge	76	MHP	Completed
	Bayside Trailer Park	30	CTP	Completed
	479 Lynwood South MHP	120	MHP	Completed
spaces	2007 Thunderbird Mobile Lodge	110	MHP	Completed
	Caravan Trailer Park	52	CT	Completed
	Trailer Villa	117	CT	Open
	Otay Lakes Lodge	196	MHP	Completed
	576 Five and Ten Mobile Ranch	101	MHP	
spaces	2008 Mohawk Trailer Park	26	R3	
	Broadway Trailer Park	74	CT	
	Rose Arbor MHP	133	R3	
	Palace Garden MHP	294	MHP	
	744 Palms Mobile Estates	217	MHP	
spaces	2009 Don Luis Estates	129	MHP	
	Flamingo Trailer Park	61	CTP	
	Continental Country Club	76	MHP	
	Orangetree MHP	154	MHP	
	453 El Mirador Court	33	R3	
spaces	2010 Sharon's MHP	63	R3	
	Bison MHP	77	MHP	
	Mountain View Mobile Lodge	129	CCP	
	Terry's Mobile Park	197	MHP	
	591 Cabrillo Mobile Lodge	125	MHP	

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Community Housing Improvement Program (CHIP)



- **17 households assisted totaling \$189,418.51 since January 2008**

- **10 grants / 10 loans (3 combination)**

- 14 mobilehomes
- 3 single-family

- **2 denials in past year**

